

**Price on request**

**Contact agency**

**ALC IMMOBILIER**

5 rue de la Chaussée

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**For sale house**

**Year of construction :** avant 49

**View :** Campagne

**Hot water :** Electrique

**Inner condition :** a refresh

**External condition :** GOOD

**Couverture :** tiling

**Features :**

mare, wood stove, Bedroom on ground floor, double glazing, Laundry room, CALM

10 bedroom

1 terrace

3 bathrooms

5 WC

**Energy class (dpe) :** C

**Emission of greenhouse gases (ges) :** A

Document non contractuel

20/12/2025 - Prix T.T.C



### House 1659 Neauphe-sous-Essai

Maelwenn GUEGUEN from the ALC Real Estate agency in Alençon offers you for sale this 365 m<sup>2</sup> property in the Sées area This property consists of two houses: - The first includes On the ground floor: an entrance hall, a large fitted and equipped kitchen, a scullery, a double living room, a shower room with toilet, and a bedroom On the first floor: 6 bedrooms and a shower room with toilet - The second includes On the ground floor: a kitchen, a living room, a utility room, a shower room, a dining room, a bedroom, and a toilet On the first floor: a shower room, 2 toilets, 5 bedrooms, and an attic that can be converted with the potential to add more bedrooms The land covers an area of 18,180 m<sup>2</sup> Heating: Heat pump, wood stove Sanitation: All-waste septic tank, micro-station Windows: PVC double glazing Outbuildings: Lean-to, 160 m<sup>2</sup> barn, cellar, chicken coop, box, stable Water feature stocked with crucian carp, rudd, gudgeon, and roach IDEAL FOR A FAMILY OR A PROJECT REFERENCE: 1659 Information regarding the risks to which this property is exposed is available on the Géorisques website:

"[www.georisques.gouv.fr](http://www.georisques.gouv.fr)". For a visit, contact your advisor at 07.80.56.05.21 / 02.61.72.05.56 or by email: [maelwenn.gueguen@alcimmobilier.com](mailto:maelwenn.gueguen@alcimmobilier.com) or [direction@alcimmobilier.com](mailto:direction@alcimmobilier.com) RSAC 918 129 016 - Card issued by CCI Portes de Normandie. Announcement written and published by a commercial agent. You can find all our listings on our website [www.alcimmobilier.com](http://www.alcimmobilier.com)

